

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:		PJs in State: 19					
% of Funds Committed	98.45 %	98.07 %	11	96.48 %	70	65	
% of Funds Disbursed	95.95 %	93.46 %	5	89.00 %	92	84	
Leveraging Ratio for Rental Activities	11.66	8.28	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	90.33 %	92.50 %	14	83.25 %	59	37	
% of Completed CHDO Disbursements to All CHDO Reservations***	74.45 %	76.94 %	13	70.99 %	55	48	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.26 %	82.18 %	14	81.75 %	42	34	
% of 0-30% AMI Renters to All Renters***	50.49 %	51.37 %	11	45.84 %	63	58	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.03 %	97.78 %	17	96.12 %	30	27	
Overall Ranking:			In State: 13 / 19	Nationally:	73	67	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,294	\$28,167		\$27,889	1,630 Units	67.20 %	
Homebuyer Unit	\$47,040	\$16,610		\$15,632	721 Units	29.70 %	
Homeowner-Rehab Unit	\$23,128	\$15,715		\$21,037	74 Units	3.10 %	
TBRA Unit	\$0	\$4,145		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Boston MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$182,800	\$197,150	\$85,972
\$155,501	\$105,212	\$23,795
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 4.4 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	18.6	11.4	24.7	0.0
Black/African American:	55.0	48.9	49.3	0.0
Asian:	4.4	5.8	2.7	0.0
American Indian/Alaska Native:	0.4	0.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.1	0.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	1.9	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	1.4	2.7	2.7	0.0
Asian/Pacific Islander:	3.7	1.0	0.0	0.0

ETHNICITY:

Hispanic	16.3	27.1	20.5	0.0
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HOUSEHOLD SIZE:

1 Person:	43.2	18.3	34.2	0.0
2 Persons:	24.2	22.3	32.9	0.0
3 Persons:	15.1	22.2	16.4	0.0
4 Persons:	11.3	22.3	5.5	0.0
5 Persons:	4.1	10.1	5.5	0.0
6 Persons:	1.3	2.6	4.1	0.0
7 Persons:	0.4	0.9	1.4	0.0
8 or more Persons:	0.3	0.9	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.5	26.0	31.5	0.0
Elderly:	23.0	3.0	20.5	0.0
Related/Single Parent:	31.9	32.1	23.3	0.0
Related/Two Parent:	10.3	25.2	12.3	0.0
Other:	3.4	13.1	12.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	46.2	1.9 [#]
HOME TBRA:	5.0	
Other:	14.3	
No Assistance:	34.5	

of Section 504 Compliant Units / Completed Units Since 2001 247

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Boston State: MA Group Rank: 73
 (Percentile)
 State Rank: 13 / 19 PJs Overall Rank: 67
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	90.33	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	74.45	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.26	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	95.03	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.62	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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